

For Sale by Public Tender

Palliser Regional Division No. 26 is offering the following undeveloped land holding for sale by tender subject to the requirements of Part 7 of the *School Act*, RSA 2000, c.S-3 and the *Disposition of Property Regulation* AR 181/2010.

Description of Land:

2.79 Acres
Legal Description: PLAN 1812225
BLOCK 3 LOT 10
EXCEPTING THEREOUT ALL MINES AND MINERALS
3305 18 Avenue North
Lethbridge, Alberta T1H 5S1
(the Property)

Two detailed appraisals have been completed on the property.

Possession Date:

July 1, 2019

Conditions of Tender:

- Tenders will be received until 12:00 p.m. on Friday, March 1, 2019 at:
Palliser Regional Division No. 26
Attention: Secretary Treasurer
Palliser Education Centre
101, 3305 18 Avenue North
Lethbridge, AB T1H 5S1
- Tenders must be submitted in a sealed envelope, referencing the Property, on or before the time and dated noted above. A certified cheque, money order or bank draft, payable to the "Palliser Regional Division No. 26" for 5% of the total bid price must accompany the bid. The balance of the funds shall be due on the possession date.
- The sale is governed by and subject to the requirements pursuant to the *School Act* and the *Disposition of Property Regulation* AR 181/2010 made under the Act. The successful purchaser tenderer, if any, will be required to pay the amount tendered plus accumulated taxes, GST if applicable and the relevant land transfer tax. Bidders are responsible for meeting any statutory requirements including costs of title transfer, as well as their own legal costs.
- If the sale is awarded as a result of this tender, it will be awarded to the tenderer who, in the sole opinion of Palliser Regional Division No. 26, provides the best value and is most capable of meeting the requirements of this tender.
- Tenders must be submitted in compliance with the requirements outlined in this document. Tenders not complying with these requirements will be rejected.
- Palliser Regional Division No. 26 is not bound to accept any tender or other responses to this sale and is not obligated to accept any tender whether or not it is the highest tender submitted by a tenderer. Palliser Regional Division No. 26 reserves the right to reject any and all tenders. The deposits of unsuccessful tenderers will be returned without interest.

- Palliser Regional Division No. 26 will not reimburse a tenderer or make any payments for the preparation of a tender. Any and all costs incurred by the tenderer associated with this sale, howsoever arising, are solely the responsibility of the tenderers.
- The successful tenderer, if any, will take the Property on an “as is, where is” basis. Palliser Regional Division No. 26 makes no representations or warranties of any kind with respect to the Property. The bidder is solely responsible for determining the value and condition of the land being sold, including but not limited to, land quality, land use, environmental condition and any other information pertaining to the Property.
- In accordance with section 9(5)(b) of the *Disposition of Property Regulation*, final sale of the Property is subject to the approval of the Minister of Education.

The Property shall be available for viewing by prospective buyers by appointment by contacting the Facility Services Manager at 403-328-4111.

For further information regarding this sale, please contact:

Rod Swartzenberger
Facility Services Manager
Palliser Regional Division No. 26
Palliser Education Centre
101, 3305 18 Avenue North
Lethbridge, AB T1H 5S1
403-328-4111